

661—202.3(137C) Bed and breakfast inns.

202.3(1) The following definitions apply to rule 661—202.3(137C):

“Bed and breakfast home” means a private residence which provides lodging and meals for guests, in which the host or hostess resides and in which no more than four guest families are lodged at the same time and which, while it may advertise and accept reservations, does not hold itself out to the public to be a restaurant, hotel, or motel; does not require reservations; and serves food only to overnight guests. Rule 661—202.3(137C) shall not apply to bed and breakfast homes. However, a bed and breakfast home shall have a smoke detector in proper working order in each sleeping room and a fire extinguisher in proper working order on each floor.

“Bed and breakfast inn” means a building equipped, used, or advertised as or held out to the public to be an inn, hotel, motel, motor inn, or place where sleeping accommodations are furnished for hire to transient guests and which has nine or fewer guest rooms.

202.3(2) Appliances. Heating, cooking and gas and electrical equipment and appliances must conform with nationally recognized codes and standards and be installed and maintained in accordance with the manufacturer’s recommendations. If the building has an operable solid fuel fireplace, all components must be cleaned and maintained in accordance with NFPA 211, 2006 edition.

202.3(3) Smoke detectors. Each bed and breakfast inn shall have an operable smoke detector in each guest room, at the top of each stairwell, and at intervals not to exceed 30 feet in each exit corridor. Detectors shall be installed and maintained in accordance with NFPA 72, 2007 edition.

a. Existing facilities. In bed and breakfast inns which begin operation or are constructed or remodeled prior to February 1, 2002, required smoke detectors may be battery-operated.

b. New facilities. Each bed and breakfast inn which began operation or is constructed or remodeled on or after February 1, 2002, shall be equipped with a system of interconnected smoke detectors with detectors at the top of each stairwell and at intervals not to exceed 30 feet in each exit corridor. These smoke detectors shall receive primary power from the building’s electrical wiring and shall include battery backup. Each guest room shall be equipped with a smoke detector which may be a single station detector.

202.3(4) Emergency lighting. Each bed and breakfast inn must be equipped with approved emergency lighting so located and directed in a manner that will illuminate the routes of travel from each guest-occupied room to the outside of the building.

202.3(5) Windows. Each bed and breakfast inn guest sleeping room must have at least one outside window that is openable without the use of tools or special knowledge. The window must be large enough that, when open and without breaking glass, it will permit the emergency egress of guests.

202.3(6) Exits. Each story that has one or more guest sleeping rooms must have two means of exit that are remote from each other and so arranged and constructed as to minimize any possibility that both may be blocked by any one fire or other emergency.

202.3(7) Exit door markings. Exit doors must be marked in accordance with the International Fire Code, 2006 edition, chapter 10.

202.3(8) Fire extinguishers. Fire extinguishers must be installed and maintained in accordance with NFPA 10, 2007 edition.

202.3(9) Smoking prohibited. Smoking is not permitted in any sleeping room, and rooms shall be posted with plainly visible signs so stating.

202.3(10) Additional prohibitions. Candles, lamps with power sources other than electricity and solid fuel fireplaces shall not be used in guest sleeping rooms.

202.3(11) Directions. Each bed and breakfast inn shall have clearly displayed in each guest sleeping room printed directions and a diagram for emergency evacuation procedures. These directions must include the primary route to the outside and how to use the emergency egress window in the event the primary route cannot be traversed.

This rule is intended to implement Iowa Code section 137C.35.